

# SPECIAL RELEASE

## Construction Statistics from Approved Building Permits: 2<sup>nd</sup> Quarter 2018: Ilocos Region (Preliminary Results)

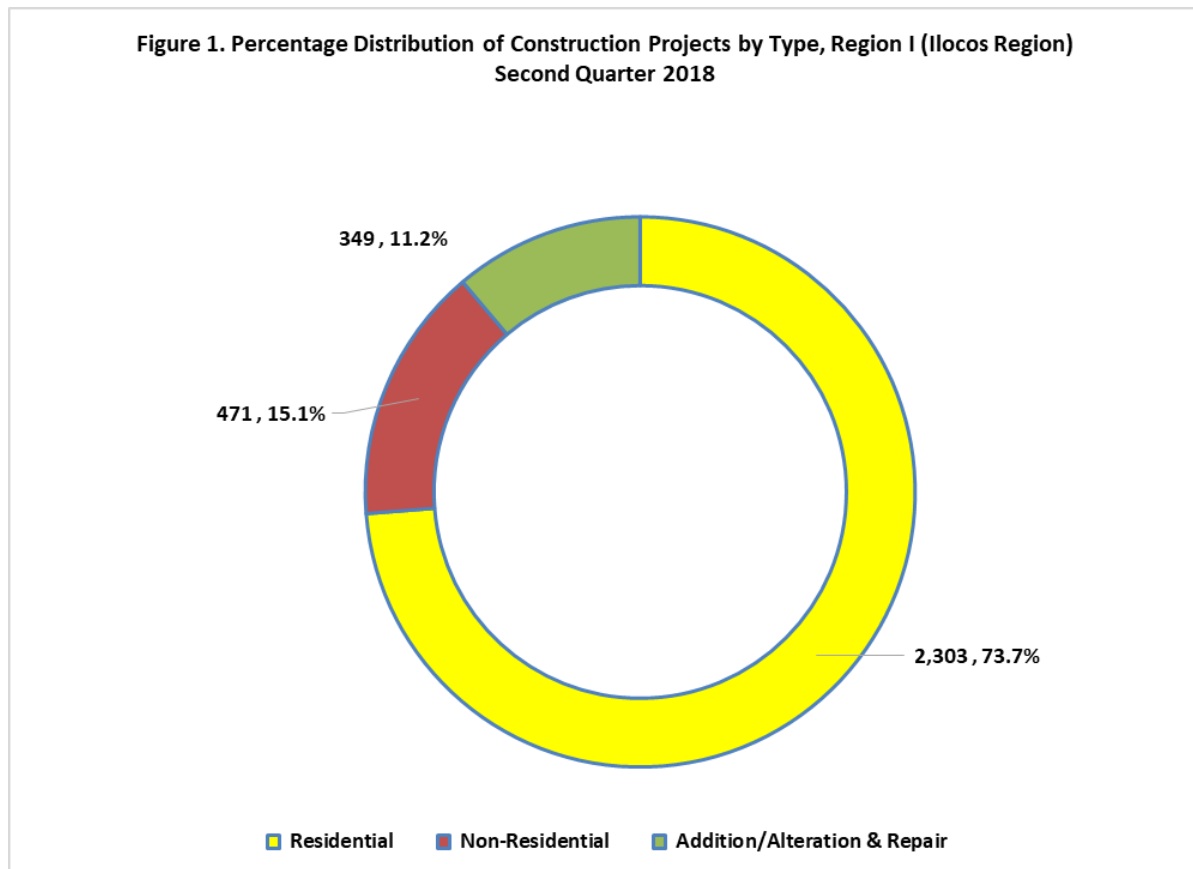
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### Construction projects reach 3,123 in Second Quarter 2018

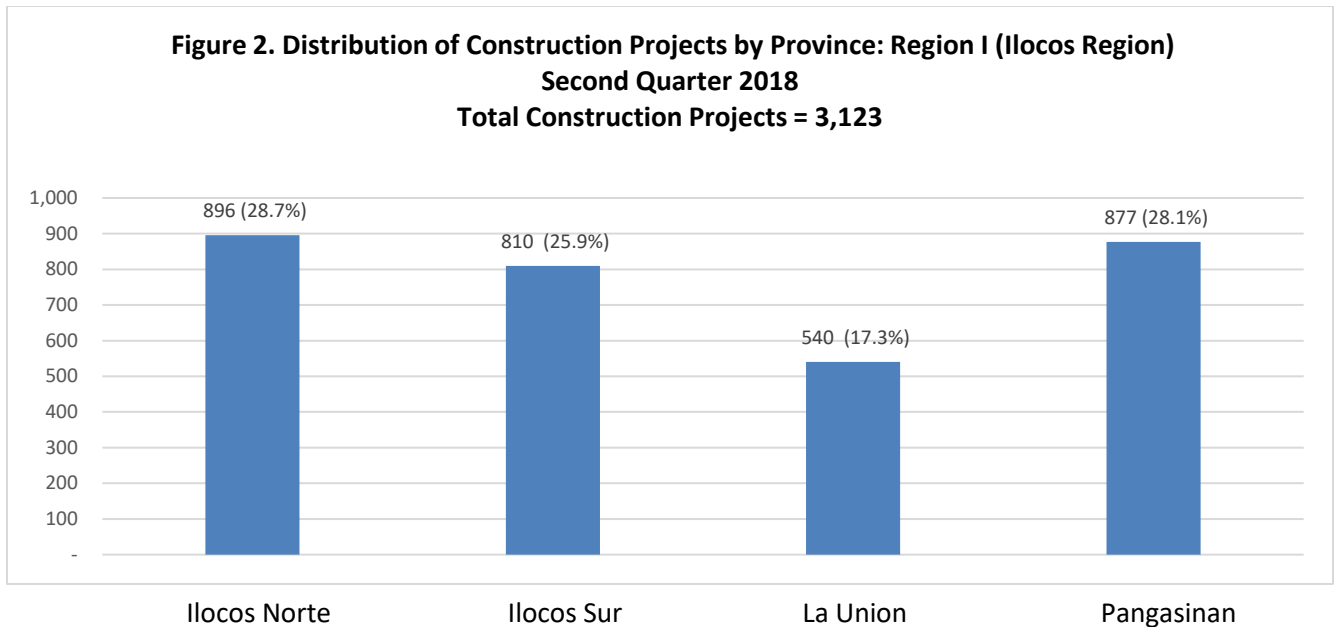
Approved building permits in second quarter 2018 totaled to 3,123. Of the total construction projects, 2,303 or 73.7 percent were residential-type buildings, 471 or 15.1 percent were non-residential and 349 or 11.2 percent were additions, alterations and repair constructions.

Figure 1 shows the distribution of construction projects by type for the second quarter of 2018.



Among the provinces in Region I, the highest number of construction projects was recorded in Ilocos Norte with 896, accounting to 28.7 percent of the total construction projects, followed by Pangasinan with 877 (28.1 percent), Ilocos Sur with 810 (25.9 percent) and La Union with 540 (17.3 percent).

Figure 2 shows the distribution of construction projects by province for the second quarter of 2018.



### **Total value of construction amounts to ₱3.7 billion**

Total value of construction from approved building permits for the second quarter of 2018 was recorded at ₱3.7 billion.

By type of construction projects, value of residential buildings amounted to ₱2.2 billion, while non-residential construction buildings were valued at ₱1.3 billion for the second quarter of 2018.

Combined value of constructions for additions, alterations and repairs of existing structures was estimated at ₱207.1 million.

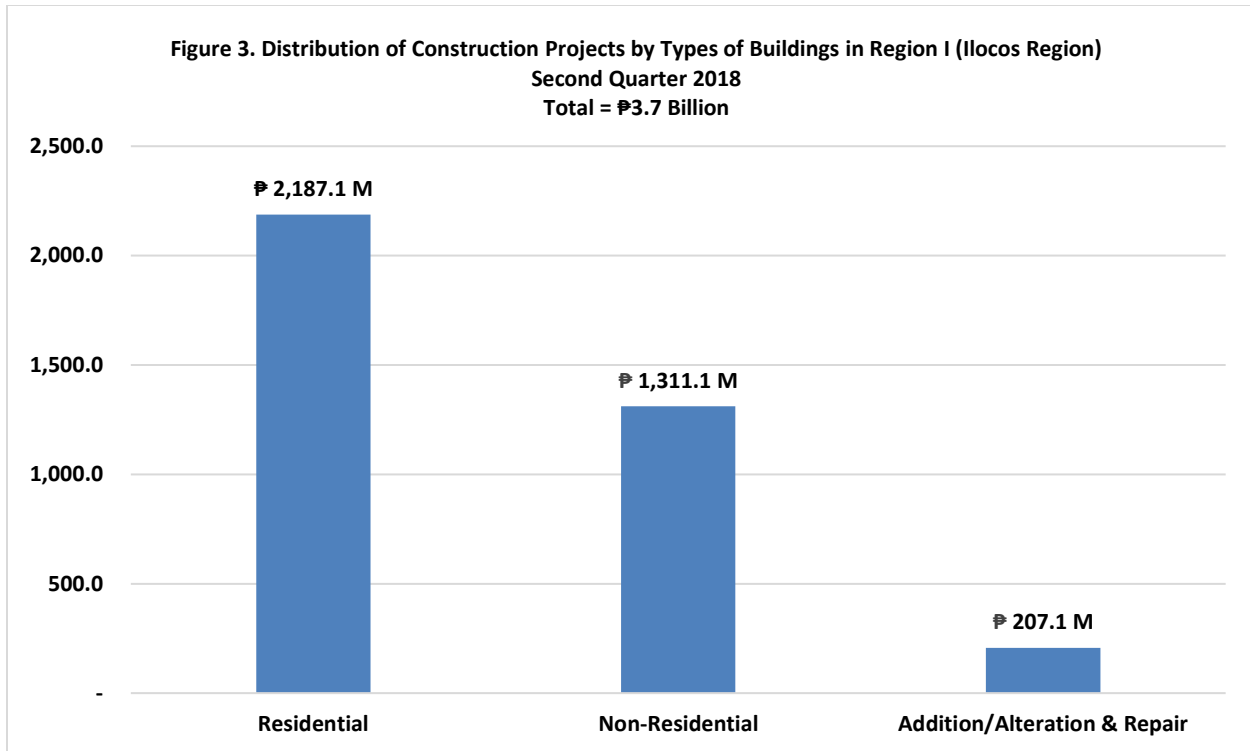


Figure 3 displays the aggregate value of construction by type for the second quarter of 2018.

**Average cost per square meter of residential building construction is ₱8,922**

Total value of construction for residential buildings was ₱2.2 billion with a total floor area of 245,138 square meters, translating to an average cost of ₱8,922 per square meter.

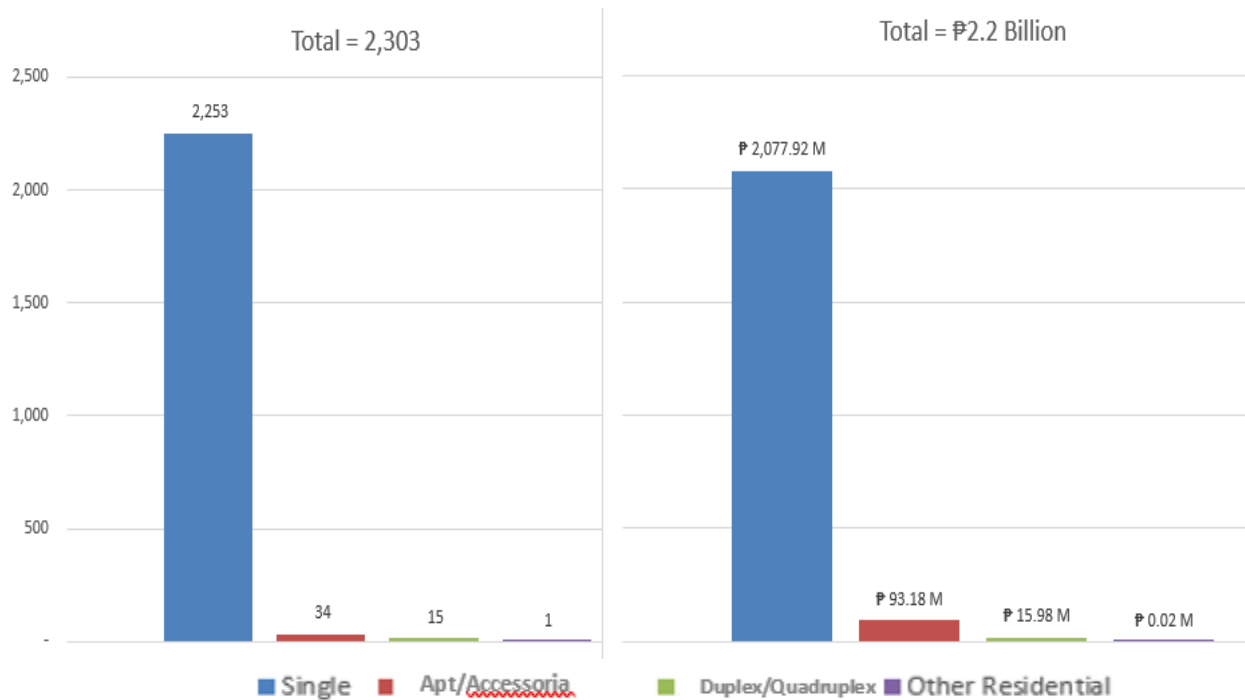
Among the residential constructions, single houses recorded the bulk of the projects with 2,253 accounting for 97.8 percent of the total. Total value of construction for this type reached ₱2.1 billion covering a total floor area of 232,674 square meters, translating to an average cost of ₱8,931 per square meter.

Apartment/accessoria ranked far second with 34 construction projects representing 1.5 percent of the total residential construction. This type of residential building had an estimated construction value of ₱93.2 million with a total floor area of 10,490 square meters, translating to an average cost of ₱8,883 per square meter.

Duplex houses recorded a total of 15 construction projects representing 0.7 percent of the total residential construction. Total construction value for this type amounted to ₱16.0 million and a total floor area of 1,971 square meters or an average cost of ₱8,109 per square meter.

Figure 4 shows the number and value of residential construction by type for the second quarter 2018.

**Figure 4. Distribution of Construction Projects by Types of Residential Buildings, Region I (Ilocos Region)  
Second Quarter 2018  
Total = ₱2.2 Billion**



### Commercial building dominates non-residential construction projects

The total value of non-residential building constructions in the region reached ₱1.3 billion with a total floor area of 153,109 square meters, reflecting an average cost of ₱8,563 per square meter.

Commercial buildings had the highest number with 279 construction projects or 59.2 percent of the total non-residential constructions. Value of construction for this type was estimated at ₱568.7 million covering a total floor area of 69,967 square meters or an average cost of ₱8,128 per square meter.

Institutional buildings distantly followed with 127 construction projects or 27.0 percent of the total non-residential construction with a total construction value of ₱604.0 million and a total floor area of 51,208 square meters or an average cost of ₱11,795 per square meter.

Industrial buildings followed with 35 construction projects or 7.4 percent of the total non-residential building construction. It has a total construction value of ₱88.2 million and with a total floor area of 17,842 square meters or an average cost of ₱4,947 per square meter.

Agricultural buildings ranked fourth with 28 construction projects. It comprised 5.9 percent of the total non-residential building constructions with construction value of ₱48.3 million with a total floor area of 14,092 square meters or an average cost of ₱3,429 per square meter.

**Figure 5. Number and Value of Non- Residential Construction by Type, Region I (Ilocos Region) Second Quarter 2018**

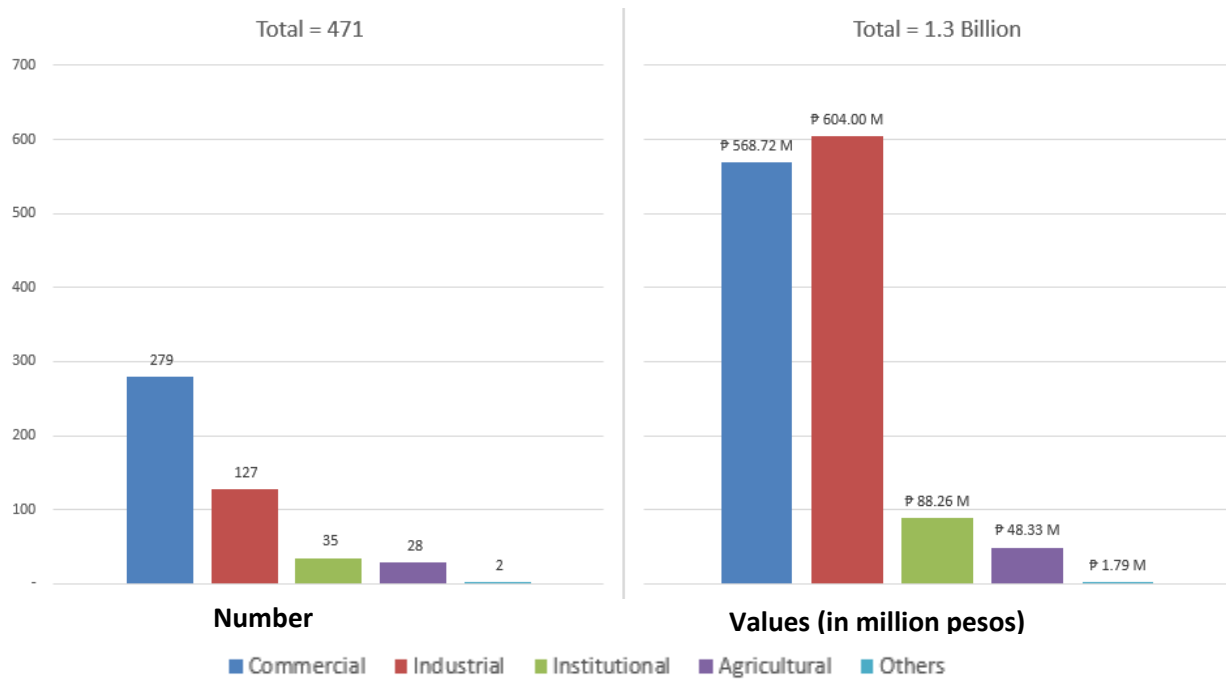


Figure 5 shows the number and value of non-residential construction by type for the second quarter 2018.

## Statistical Tables

**TABLE 1 Number, Floor Area and Value of Constructions by Type and by Province: Second Quarter, 2017**

Region/ Province	Total			Residential			Non-Residential		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	3,123	404,681	3,705,284	2,303	245,138	2,187,101	471	153,109	1,311,109
Ilocos Norte	896	97,787	997,710	674	62,953	580,524	109	30,748	333,245
Ilocos Sur	810	70,683	626,833	563	51,991	447,615	77	17,198	141,027
La Union	540	80,490	777,338	415	49,888	481,124	99	29,816	252,567
Pangasinan	877	155,721	1,303,403	651	80,306	677,838	186	75,347	584,269

(Details may not add up to total due to rounding)

**TABLE 1 Cont'n**

Region/ Province	Addition			Alteration and Repair		Demolition/Moving		Street Furniture/ Landscaping/Signboard	
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Value (PHP1,000)	Number	Value (PHP1,000)	Number	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
I - Ilocos Region	72	6,434	56,565	277	150,509	1	35	71	34,381
Ilocos Norte	51	4,086	39,016	62	44,925	-	-	43	8,312
Ilocos Sur	13	1,494	13,406	157	24,784	-	-	4	8,624
La Union	7	786	3,630	19	40,017	-	-	7	578
Pangasinan	1	68	512	39	40,784	1	35	17	16,866

(Details may not add up to total due to rounding)

**TABLE 2 Number, Floor Area and Value of Residential Constructions by Type and by Province: Second Quarter, 2018**

Region/ Province	Total			Single			Duplex/Quadruplex		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	2,303	245,138	2,187,101	2,253	232,674	2,077,919	15	1,971	15,983
Ilocos Norte	674	62,953	580,524	665	59,944	556,765	2	124	463
Ilocos Sur	563	51,991	447,615	551	49,749	428,058	7	1,031	7,436
La Union	415	49,888	481,124	407	48,197	464,076	3	547	5,791
Pangasinan	651	80,306	677,838	630	74,784	629,020	3	269	2,293

(Details may not add up to total due to rounding)

**TABLE 2 Cont'n**

Region/ Province	Apartment/Accessoria			Residential Condominium			Other Residential		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
I - Ilocos Region	34	10,490	93,178	-	-	-	1	3	21
Ilocos Norte	7	2,885	23,297	-	-	-	-	-	-
Ilocos Sur	5	1,211	12,121	-	-	-	-	-	-
La Union	4	1,141	11,235	-	-	-	1	3	21
Pangasinan	18	5,253	46,525	-	-	-	-	-	-

(Details may not add up to total due to rounding)

**TABLE 3 Number, Floor Area and Value of Non-Residential Constructions by Type and by Province: Second Quarter, 2018**

Region/ Province	Total			Commercial			Industrial		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	471	153,109	1,311,109	279	69,967	568,723	35	17,842	88,262
Ilocos Norte	109	30,748	333,245	51	13,477	124,735	7	1,022	7,715
Ilocos Sur	77	17,198	141,027	51	7,675	63,003	8	6,110	34,862
La Union	99	29,816	252,567	68	13,056	120,697	12	8,040	28,202
Pangasinan	186	75,347	584,269	109	35,759	260,289	8	2,670	17,484

(Details may not add up to total due to rounding)

**TABLE 3 Cont'n**

Region/ Province	Institutional			Agricultural			Other Non-Residential	
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
I - Ilocos Region	127	51,208	604,001	28	14,092	48,328	2	1,794
Ilocos Norte	44	15,907	199,021	7	342	1,775	-	-
Ilocos Sur	12	2,670	39,184	6	743	3,979	-	-
La Union	14	7,965	102,689	5	755	980	-	-
Pangasinan	57	24,666	263,107	10	12,252	41,595	2	1,794

(Details may not add up to total due to rounding)



# TECHNICAL NOTES

## CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

### Introduction

This Special Release presents the preliminary data on construction statistics from approved building permits for the second quarter of 2018, generated 60 days after the reference quarter.

### Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities/municipalities nationwide in a specific period.

### Source of Information

Construction statistics are compiled by the Philippines Statistics Authority (PSA) from the copies of original application forms of approved building permits as well as from the demolition permits collected every month by PSA field personnel from the Offices of Local Building Officials (LBOs) nationwide.

### LIMITATIONS:

1. Data on private building constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period.
2. The completeness of the number of building permits collected relies on the approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded from the tabulation of data.

### Geographic Classification

Private building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC). The PSGC contains the latest updates on the official number of provinces of Region 1.

The geographic codes are in accordance with NSCB Resolution No. 3, Series of 2005 that approved the PSGC.

### Industry Classification

Construction statistics utilizes the amended 1994 Philippine Standard Industrial Classification (PSIC) to classify the main activity through the use or type of occupancy of the building.

## **Definitions of Terms:**

**Building permit** is a written authorization granted by the Local Building Official (LBO) to an applicant allowing him to proceed with the construction of a specific project after plans, specifications and other pertinent documents have been found to be in conformity with the National Building Code (PD 1096).

**Building** refers to any independent, free-standing structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend from the foundation to the roof.

**Construction** refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.

**Residential buildings** are buildings for which its major parts or more than half of its gross floor area is built for dwelling purposes. This type of building can be of the single type, duplex, an apartment and/or accessoria and residential condominium.

**Single house** is a complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

**Duplex house** is a structure intended for two households, with complete living facilities for each; it is a single structure divided into two dwelling units by a wall extending from the floor to the ceiling.

**Apartment** is a structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

**Accessoria** is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Residential condominium** is a structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential constructions** consist of school or company staff houses, and living quarters for drivers and maids and guardhouses.

**Non-residential buildings** include these type of buildings: Commercial, Industrial, Agricultural and Institutional buildings.

**Commercial buildings** refer to office buildings and all buildings which are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

**Industrial buildings** are buildings that are used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repair shops, machine shops, printing press, storage plant, electric generating plants.

**Institutional buildings** are buildings which are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, museums, libraries, sanitarium, churches, hospitals.

**Agricultural buildings** are buildings used to house livestock, plants and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses and grain mills.

**Other non-building constructions** include cemetery structures, street furniture, waiting sheds, communication towers, etc.

**Addition** refers to any new construction which increases the height or area of an existing building/structure.

**Alteration** is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**Repair** is a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

**Demolition** refers to the systematic dismantling or destruction of a building/structure or in part.

**Street furnitures** are street structures which consist of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

**Floor area of building** refers to the sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts and all communal spaces in multi-dwellings. Areas of balconies are excluded.

**Total value of construction** refers to the sum of the cost of building, electrical, mechanical, plumbing, and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

#### **Unpublished Data:**

Unpublished data at the municipal level may also be made available upon request from the Industry Statistics Division, Philippine Statistics Authority, 16<sup>th</sup> Floor, Cyberpod Eton, Centris 3, EDSA Cor Quezon Avenue, Brgy. Pinyahan, Quezon City, 1100, with telephone no.# 02-376-2060.



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